

August 6, 2003 BZA



REQUEST ANALYSIS
AND
RECOMMENDATION

03AN0310

Becky L. Rhodes

Bermuda Magisterial District
6101 Springwood Road

REQUEST: A Special Exception to operate a one (1) chair beauty shop from the home.

RECOMMENDATION

Recommend approval of this Special Exception for the following reasons:

- A. Special Exception will not adversely affect the health, safety or welfare of persons residing or working on the premises or in the neighborhood.
- B. Request will not increase congestion in the street.
- C. Special Exception will not impair the character of the district.

CONDITIONS

- 1. Special Exception shall be granted to and for Becky L. Rhodes, exclusively. Upon transfer of the land, this Special Exception shall expire.
- 2. Special Exception shall be granted for a period not to exceed two (2) years from date of approval and may be renewed upon satisfactory reapplication and demonstration that the one (1) chair beauty shop operation has not proved a detriment to the adjacent property or the area in general.
- 3. Special Exception shall be limited to the operation of a one (1) chair beauty shop, exclusively, and no person, other than the applicant, shall be engaged in this operation.

4. Hours of operation shall be restricted to between 9:00 a.m. and 5:00 p.m., Thursday through Saturday. No Sunday operation shall be permitted.
5. Off-street parking shall be provided for at least two (2) customer vehicles, plus vehicles belonging to the applicant. All driveway and parking areas shall be at least graveled.
6. No additions or alterations related to this operation shall be permitted to the exterior of the dwelling.
7. No group assembly connected with this operation shall be permitted.
8. Not more than two (2) customers shall be permitted on the property at any one time.
9. No signs advertising the salon shall be posted outside the exterior of the building, nor shall any sign be visible from outside the building.
10. All refuse related to the salon shall be stored in appropriate containers and the containers shall not be visible from ground level to adjacent properties.

GENERAL INFORMATION

Location:

This property is known as 6101 Springwood Road. Tax ID 776-660-6476 (Sheet 25).

Existing Zoning:

R-12

Size:

.421 acre

Existing Land Use:

Residential

Adjacent Zoning and Land Use:

North - R-12; Residential
South - R-12; Residential
East - R-12; Residential
West - R-12; Residential

Utilities:

Public water and sewer

Transportation:

This request requires adequate off-street parking.

General Plan:

(Central Area Land Use and Transportation Plan)

Residential
(1.0 to 2.5 units per acre)

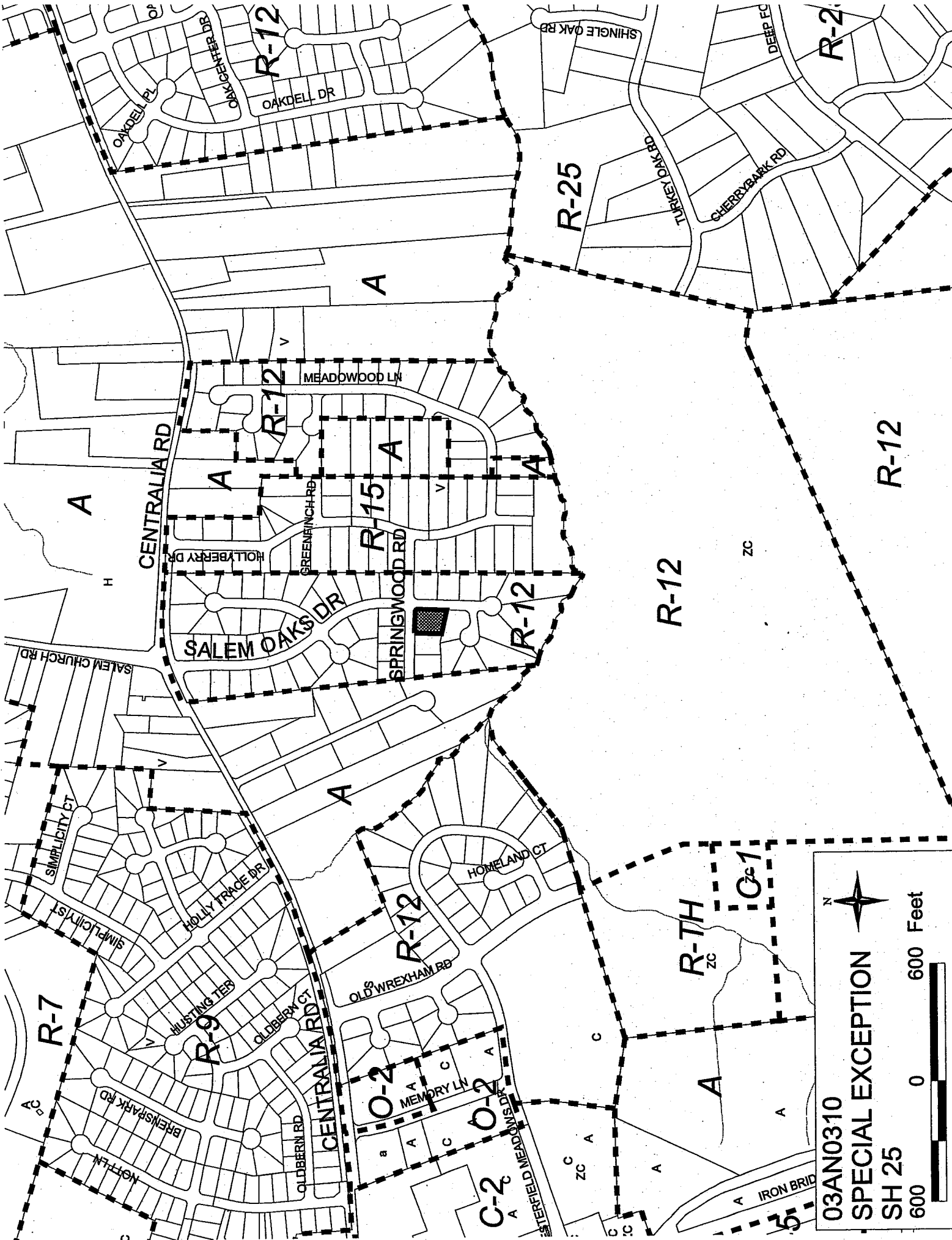
DISCUSSION

The applicant requests a Special Exception to operate a one (1) chair beauty shop from the home (see attached plans).

The applicant provides the following justification in support of this request:

The proposed use is to run a one (1) chair beauty shop from my home. There will be no outside employees. The hours of operation will be Thursday, Friday and Saturday, 9:00 a.m. to 5:00 p.m. and will be located in a converted formal dining room.

The subject property is well maintained. There is adequate driveway and parking area to accommodate the parking needs of this request. Staff believes that if this request is properly conditioned, it will have minimal negative impact on adjacent properties and the area in general and will not impair the character of the district. Further, staff believes this request will not adversely affect the health, safety or welfare of persons residing on the premises or in the neighborhood. Therefore, staff supports this request.



03AN0310
SPECIAL EXCEPTION
SH 25



